

**CITY OF LONG BEACH  
PLANNING COMMISSION AGENDA  
333 W. Ocean Boulevard – (562) 570-6321  
(562) 570-6068 FAX  
January 20, 2005  
CITY COUNCIL CHAMBER**

**PUBLIC HEARING**

1:30 PM

**CALL TO ORDER**

**ROLL CALL**

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,  
Winn

**PLEDGE OF ALLEGIANCE**

**MINUTES**

**SWEARING OF WITNESSES**

Do you solemnly swear or affirm that the evidence you shall  
give in this Planning Commission Meeting shall be the truth,  
the whole truth, and nothing but the truth.

**GUIDE FOR PERSONS INTENDING TO SPEAK**

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

**Written Testimony**

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

## **CONSENT CALENDAR**

- 1A. Case No. 0410-36**  
Conditional Use Permit  
CE 04-223
- (Lemuel Hawkins,  
Project Planner)
- RECOMMENDATION:
- Nextel Communication**  
**c/o Spectrasite Communications, Maria Jauregui, Rep.**  
**4400 Cherry (Council District 8)**
- A Conditional Use Permit to construct and maintain a wireless telecommunication facility, consisting of a seventy foot (70') high monopine antenna structure with accessory equipment.
- Planning Commission approve the Conditional Use Permit, subject to conditions.
- 1B. Case No. 9807-02 (Mod #4)**  
Modification to an approved permit, General Plan Amendment, Site Plan Review, Planned Development Ordinance Amendment  
CE
- (Lynette Ferenczy,  
Project Planner)
- RECOMMENDATION:
- Long Beach Self Storage, LLC**  
**c/o Sabina Real**  
**2506 Atlantic Avenue and 434 E. Willow Street**  
**(Council District 6)**
- Request to modify an approved Site Plan Review relating to the perimeter walls, landscaping, parking and exterior building finish for a commercial self storage facility on the Old Pacific Electric right-of-way (Case No. 9807-02).
- Planning Commission approve the modification request for Case No. 9807-02, subject to conditions.
- 1C. Case No. 0408-12**  
Standards Variance, Site Plan Review  
ND 23-04
- (Jamilla Vollmann,  
Project Planner)
- RECOMMENDATION:
- Dennis Eschen**  
**Department of Parks, Recreation and Marine**  
**1321 E. Anaheim Street (Council District 6)**
- Site Plan Review for the construction of a community theater and a request for Standards Variances related to the lot coverage and parking requirements.
- Planning Commission certify Negative Declaration 23-04 and approve the Standards Variances, subject to conditions.

- 1D. Case No. 0410-38**  
Tentative Parcel Map  
CE 04-224
- (Joe Recker,  
Project Planner)
- RECOMMENDATION:
- Boeing Realty Corporation**  
**c/o Ron Curry of Adam Streeter Civil Eng., Inc.**  
**Railroad right-of-way north of Wardlow Road and south of**  
**Lakewood municipal boundary**  
**(Council District 5)**
- Tentative Parcel Map to subdivide a former railroad right-of-way between the City of Long Beach and the City of Lakewood.
- Planning Commission approve Tentative Parcel Map No. 62126, subject to conditions of approval.

## **CONTINUED ITEMS**

- 2. Case No. 0410-18**  
Conditional Use Permit, Sign  
Standards Waiver, Site Plan  
Review  
CE 04-215
- (Lynette Ferenczy,  
Project Planner)
- RECOMMENDATION:
- Long Beach Towne Center PO, LLC**  
**c/o Kerr Project Services**  
**7681 Carson Boulevard (Council District 5)**
- A Conditional Use Permit and Site Plan Review to construct a new 4,659 square foot fast food restaurant with a drive-thru lane and a Sign Standards Waiver for a pre-menu board.
- Planning Commission approve Conditional Use Permit, Site Plan Review and Sign Standards Waiver, subject to conditions.
- 3. Case No. 0405-26**  
Conditional Use Permit  
ND 21-04
- (Scott Mangum,  
Project Planner)
- RECOMMENDATION:
- Warren Coalson**  
**1630-1660 E. 32<sup>nd</sup> Street (Council District 7)**
- Request to allow an asphalt and concrete recycling and crushing operation in the General Industrial (IG) Zone District.
- Planning Commission certify Negative Declaration 21-04 and approve Conditional Use Permit, subject to conditions.

## **REGULAR AGENDA**

- 4. Case No. 0411-22**  
Certificate of Appropriateness,  
Local Coastal Development Permit  
CE 04-261
- (Joe Recker,  
Project Planner)
- Applicant: Roger Kurath, Design 21**  
**Appellants:**  
**Roger Kurath (appeal of Certificate of Appropriateness)**  
**Brad Bolger and Steve Westbrook (appeal of Local Coastal Development Permit)**  
**2767 E. Ocean Boulevard (Council District 2)**
- Hearing to consider an appeal of the Cultural Heritage Commission's decision to deny a Certificate of Appropriateness for new construction in the Bluff Park Historic District and an appeal of the Zoning Administrator's decision to approve a Local Coastal Development Permit for the new construction of a single-family home.
- RECOMMENDATION:**
- Planning Commission sustain the decision of the Cultural Heritage Commission and deny a Certificate of Appropriateness for new construction in the Bluff Park Historic District and continue the Local Coastal Development Permit and refer the issue to the Zoning Administrator.
- 5. Case No. 0408-16**  
Administrative Use Permit,  
Standards Variance  
ND 24-04
- (Joe Recker,  
Project Planner)
- Brooks College**  
**c/o Douglas W. Otto**  
**4825-4845 E. Pacific Coast Highway (Council District 4)**
- Request to approve Administrative Use Permits to legalize approximately 18,000 square feet of additional classroom floor area at Brooks College and utilize joint-use of two off-site parking lots and approve Standards Variances to parking space size and terms of off-site parking.
- RECOMMENDATION:**
- Planning Commission approve Administrative Use Permits and Standards Variances, subject to conditions.?
- 6. Case No. 0411-09**  
Administrative Use Permit  
CE 04-232
- (Lemuel Hawkins,  
Project Planner)
- Basic Fibres, Inc.**  
**Mayra Romero, Representative**  
**2500-20 Santa Fe Avenue (Council District 7)**
- An Administrative Use Permit to allow the operation of a recycling collection center for cans and bottles (staff attended).
- RECOMMENDATION:**
- Planning Commission deny the Administrative Use Permit request.

**7. Case No. 0410-08**  
Standards Variance  
CE

**Applicants: James Meyer and Jayme Mekis**  
**Appellants: Polly and Allen Thomas**  
**4109 Cedar Avenue (Council District 8)**

(Derek Burnham,  
Project Planner)

Appeal of the Zoning Administrator's decision to approve Standards Variance requests for a side yard setback of 4 feet (instead of not less than 6 feet), and a rear yard setback of 28 feet 6 inches (instead of not less than 30 feet).

**RECOMMENDATION:**

Planning Commission deny the appeal and uphold the Zoning Administrator's decision to approve the Standards Variance requests.

**MATTERS FROM THE AUDIENCE**

**MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING**

- a. Updates:
  - 1) City Council Actions
  - 2) General Plan Update
- b. Preview of February 3, 2004 agenda

**General Plan Study Session 12:00 pm**

3829 Maine Avenue

Parcel Map for 2 lot, lot split in R-1-N

1600 Atlantic Avenue

Electronic sign at Poly High School

1509 Stanley

Condo Conversion – 24 units

1467 Obispo

Condo Conversion – 8 units

5000 Lew Davis Street

Motorcycle training at Veterans Stadium

- c. Other

**MATTERS FROM THE PLANNING COMMISSION**

**ADJOURN**

*The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.*